



## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Katherine Ehlers, City Attorney's Office

**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services

**DATE:** December 16, 2025

**ROW #:** 2023-DEDICATION-0000170 **SCHEDULE #:** 1) Adjacent to 0505211022000,  
2) 0505211044000, and 3) 0505211040000

**TITLE:** This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West 14<sup>th</sup> Avenue, North Knox Court, West 13<sup>th</sup> Avenue, and North King Street, 2) Public Alley, bounded by West 14<sup>th</sup> Avenue, North Knox Court, West 13<sup>th</sup> Avenue, and North King Street, and 3) Public Alley, bounded by West 14<sup>th</sup> Avenue, North Knox Court, West 13<sup>th</sup> Avenue, and North King Street.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) Public Alley, 2) Public Alley, and 3) Public Alley. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "1381-1395 Knox Ct."

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) Public Alley, 2) Public Alley, and 3) Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000170-001, 002, and 003) HERE.**

A map of the area to be dedicated is attached.

GB/DS/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Jamie Torres District #3  
Councilperson Aide, Daisy Rocha Vasquez  
Councilperson Aide, Angelina Gurule  
Councilperson Aide, Ayn Tougaard Slavis  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn  
Department of Law, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Janet Valdez  
DOTI Survey, Dana Sperling  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2023-DEDICATION-0000170

Signed by:  
  
DF13EBC85E48471...

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **9 a.m. Friday**. Contact the Mayor's Legislative team with questions**Date of Request:** December 16, 2025Please mark one:  Bill Request or  Resolution Request**Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))** Yes  No**1. Type of Request:** Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment Dedication/Vacation  Appropriation/Supplemental  DRMC Change Other:**2. Title:** Dedicate three City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West 14<sup>th</sup> Avenue, North Knox Court, West 13<sup>th</sup> Avenue, and North King Street, 2) Public Alley, bounded by West 14<sup>th</sup> Avenue, North Knox Court, West 13<sup>th</sup> Avenue, and North King Street, and 3) Public Alley, bounded by West 14<sup>th</sup> Avenue, North Knox Court, West 13<sup>th</sup> Avenue, and North King Street.**3. Requesting Agency:** DOTI, Right-of-Way Services**Agency Section:** Survey**4. Contact Person:**

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: <a href="mailto:Beverly.VanSlyke@Denvergov.org">Beverly.VanSlyke@Denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

**5. General description or background of proposed request. Attach executive summary if more space needed:**

Proposing to build a new apartment complex. Developer was asked to dedicate three parcels of land as 1) Public Alley, 2) Public Alley, and 3) Public Alley.

**6. City Attorney assigned to this request (if applicable):****7. City Council District:** Jamie Torres, District #3**8. \*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\****To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## Key Contract Terms

**Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):**

**Vendor/Contractor Name (including any dba's):**

**Contract control number (legacy and new):**

## Location:

Is this a new contract?  Yes  No Is this an Amendment?  Yes  No If yes, how many? \_\_\_\_\_

**Contract Term/Duration (for amended contracts, include existing term dates and amended dates):**

**Contract Amount (indicate existing amount, amended amount and new contract total):**

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

## Scope of work:

### Was this contractor selected by competitive process?

### If not, why not?

Has this contractor provided these services to the City before?  Yes  No

### Source of funds:

**Is this contract subject to:**  **W/MBE**  **DBE**  **SBE**  **XO101**  **ACDBE**  **N/A**

#### **WBE/MBE/DBE commitments (construction, design, Airport concession contracts):**

## Who are the subcontractors to this contract?

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number:

Date Entered:



## EXECUTIVE SUMMARY

**Project Title:** 2023-DEDICATION-0000170

**Description of Proposed Project:** Proposing to build a new apartment complex. Developer was asked to dedicate three parcels of land as 1) Public Alley, 2) Public Alley, and 3) Public Alley.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:**  
The City and County of Denver was deeded this land to be dedicated as 1) Public Alley, 2) Public Alley, and 3) Public Alley.

**Has a Temp MEP been issued, and if so, what work is underway:** N/A

**What is the known duration of a MEP:** N/A

**Will land be dedicated to the City if the vacation goes through:** N/A

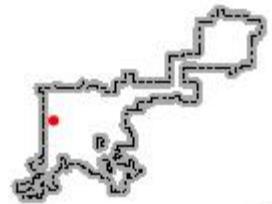
**Will an easement be placed over a vacated area, and if so explain:** N/A

**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, 2) Public Alley, and 3) Public Alley, as part of the development project called, "1381-1395 Knox Ct."



# City and County of Denver



## Legend

- Streets
- Alleys
- County Boundary
- Parcels
- Lots/Blocks
- Parks
  - All Other Parks; Linear
  - Mountain Parks

2022-PROJMSTR-0000390-ROW

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000170-001:**

**LEGAL DESCRIPTION – ALLEY PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024103134 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

The West 3.00 feet of Lots 44 through 46, Block 14,  
EXCEPT the South 5 feet of said Lot 44,

Colfax Avenue Subdivision of Maple Grove Subdivision, situated in the Northwest Quarter of Section 5, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado.

Containing 210 square Feet, (0.005 Acres), more or less

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000170-002:**

**LEGAL DESCRIPTION - ALLEY PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024103134 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

The West 3.00 feet of Lots 49 through 50, Block 14,

Colfax Avenue Subdivision of Maple Grove Subdivision, situated in the Northwest Quarter of Section 5, Township 4 South, range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado.

Containing 150 Square Feet, (0.003 Acres), more or less

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000170-003:**

**LEGAL DESCRIPTION - ALLEY PARCEL #3:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024103133 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

The West 3.00 feet of Lots 47 through 48, Block 14,

Colfax Avenue Subdivision of Maple Grove Subdivision situated in the Northwest Quarter of Section 5, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridaian, City and County of Denver, State of Colorado.

Containing 150 Square Feet, (0.003 Acres), more or less



11/05/2024 01:03 PM

R \$0.00

D \$0.00

City &amp; County of Denver

WD

Electronically Recorded

After signing, return to:

City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Division of Real Estate  
Denver, Colorado 80202

**Project Description: 2023-DEDICATION-0000170**

**Asset Mgmt No.: 24-214**

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 6<sup>th</sup> day of May, 2024, by **14 KNOX QOZB, LLC**, a Colorado limited liability company, whose address is 44 Cook Street, Suite 400, Denver, CO 80206, United States (“Grantor”) to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein (“Property”);

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

14 KNOX QOZB, LLC, a Colorado limited liability company

By: Chris Downs

Name: Chris Downs

Its: Manager

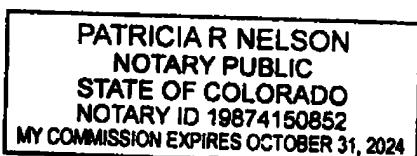
STATE OF Colorado )  
 ) ss.  
 COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2024  
by Chris Downs, as manager of 14 KNOX QOZB, LLC, a Colorado  
limited liability company.

Witness my hand and official seal.

My commission expires: 10-31-24

Patricia R. Nelson  
Notary Public



2022-PROJMSTR-0000390-ROW-003

**EXHIBIT - A**  
**SHEET 1 OF 2**

**LAND DESCRIPTION**

The West 3.00 feet of Lots 44 through 46, Block 14,  
EXCEPT the South 5 feet of said Lot 44,  
Colfax Avenue Subdivision of Maple Grove Subdivision, situated in the Northwest Quarter  
of Section 5, Township 4 South, Range 68 West of the 6th Principal Meridian, City and  
County of Denver, State of Colorado.

Containing 210 Square Feet, (0.005 Acres), more or less

*Randy Fortuin*  
Randy Fortuin, PLS#C27263 F. FORTUIN  
Date: October 04, 2023 27263  
Job No.: 22-2790 PROFESSIONAL LAND SURVEYOR  
For and on Behalf of CBM Surveys, Inc.  
1418 South Addison Street, Aurora, Colorado  
720-373-8376  
cbmsurveys@comcast.net

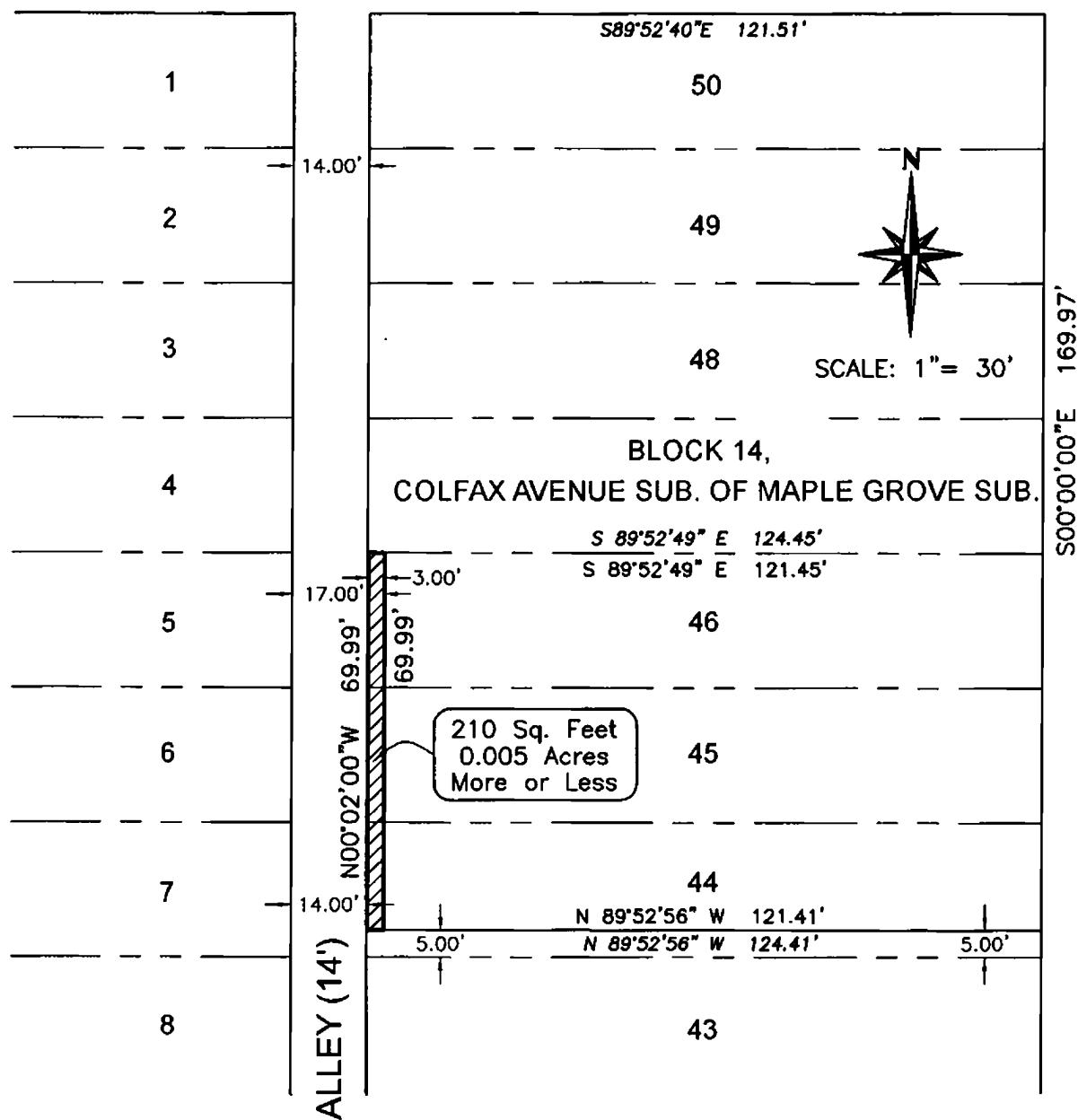
2022-PROJMSTR-0000390 ROW 003

CBM SURVEYS, INC.  
LAND SURVEYING SERVICES

1418 S. Addison Ct.  
Aurora, CO 80018  
720-373-8376  
[cbmsurveys@comcast.net](mailto:cbmsurveys@comcast.net)

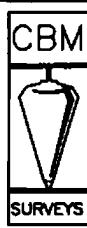
**EXHIBIT - A**  
**SHEET 2 OF 2**

## WEST 14TH AVENUE (80' ROW)



KNOX CT. (65' ROW)

SHEET 2 OF 2



ADDRESS: 1381  
N. Knox Court  
Denver, Colorado  
DATE: Oct. 04, 2023  
DWG: 222790-DED.DWG

2022-PROJMSTR 0000390-ROW-001

**EXHIBIT - A**  
**SHEET 1 OF 2**

**LAND DESCRIPTION**

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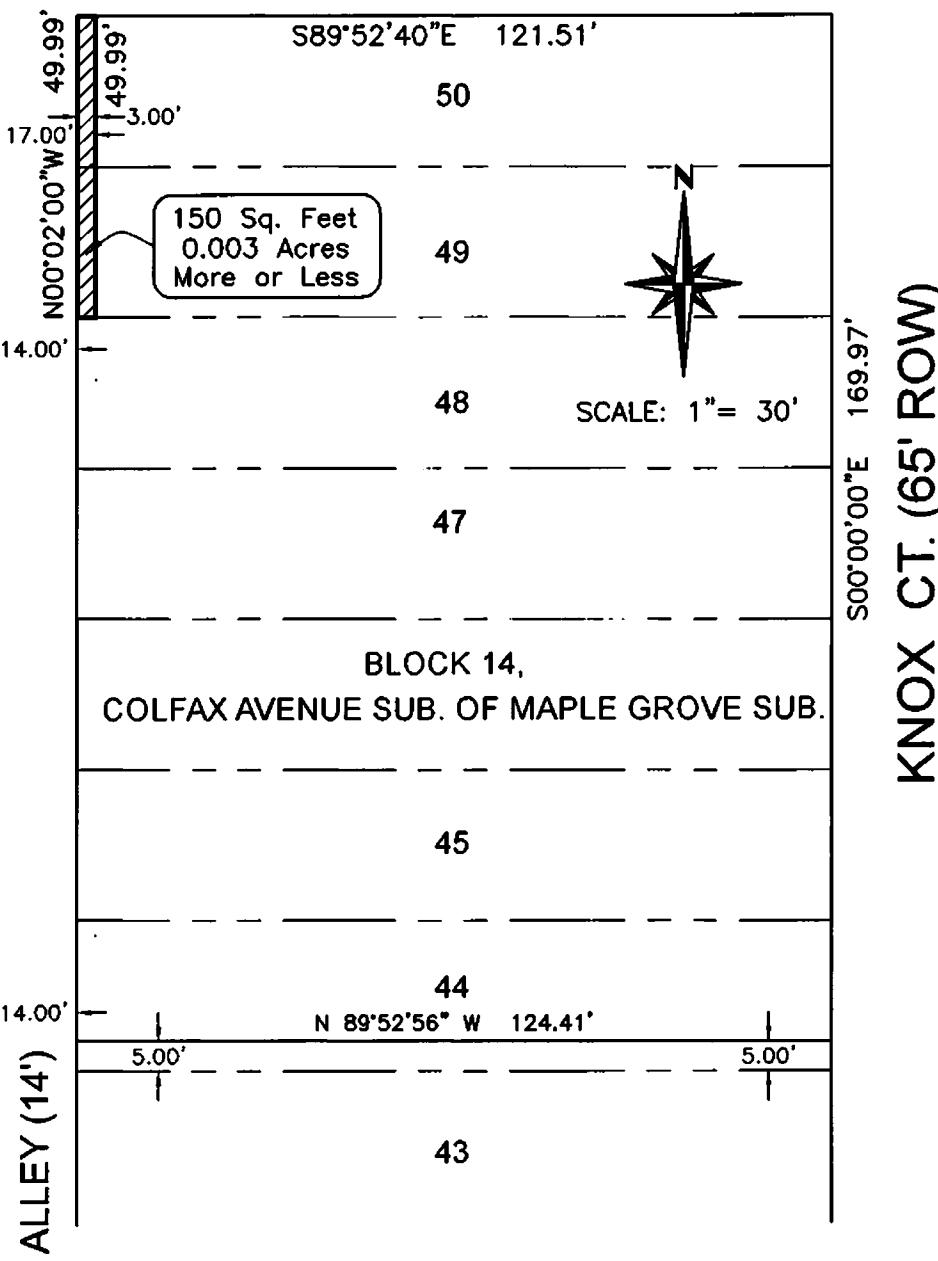


The stamp is circular with the following text:  
COLORADO REGISTERED  
RANDY F. FORTUIN  
27263  
PROFESSIONAL LAND SURVEYOR

2022-PROJMSTR-0000390 ROW 001

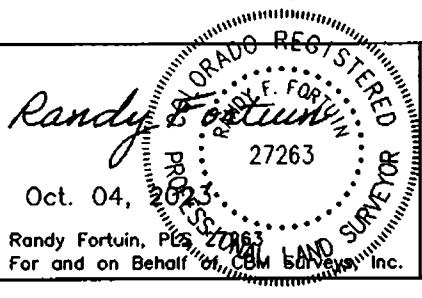
CBM SURVEYS, INC.  
LAND SURVEYING SERVICES1418 S. Addison Ct.  
Aurora, CO 80018  
720-373-8376  
cbmsurveys@comcast.netEXHIBIT - A  
SHEET 2 OF 2

## WEST 14TH AVENUE (80' ROW)



KNOX CT. (65' ROW)

SHEET 2 OF 2



ADDRESS:	1395 N. Knox Court Denver, Colorado
DATE:	Oct. 04, 2023
DWG:	222790-DED.DWG



11/05/2024 01:03 PM

R \$0.00

D \$0.00

City &amp; County of Denver

WD

Electronically Recorded

After signing, return to:

City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Division of Real Estate  
Denver, Colorado 80202

**Project Description: 2023-DEDICATION-0000170**

**Asset Mgmt No.: 24-215**

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 6<sup>th</sup> day of May, 2024, by **G.A.O. HOMES PARTNERS, RLLP**, a Colorado limited liability partnership, whose address is 44 Cook Street, Suite 400, Denver, CO 80206, United States (“Grantor”) to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein (“Property”);

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

G.A.O. HOMES PARTNERS, RLLLP, a Colorado limited liability partnership

By: Chris Downs

Name: Chris Downs

Its: Manager of the General partner, Menela  
Land, G.A.O. Homes, LLC

STATE OF COLORADO )  
(COUNTY OF Denver ) ss.

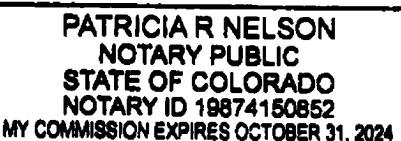
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2024  
by Chris Downs, as Manager of the General partner, Menela Land, GAO Homes, LLC  
RLLLP, a Colorado limited liability partnership.

Witness my hand and official seal.

My commission expires: 10-31-24

Patricia R Nelson

Notary Public



2022 PROJ MSTR-0000390 ROW 002

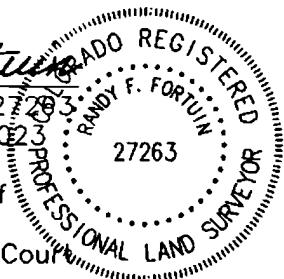
EXHIBIT - A  
SHEET 1 OF 2

## LAND DESCRIPTION

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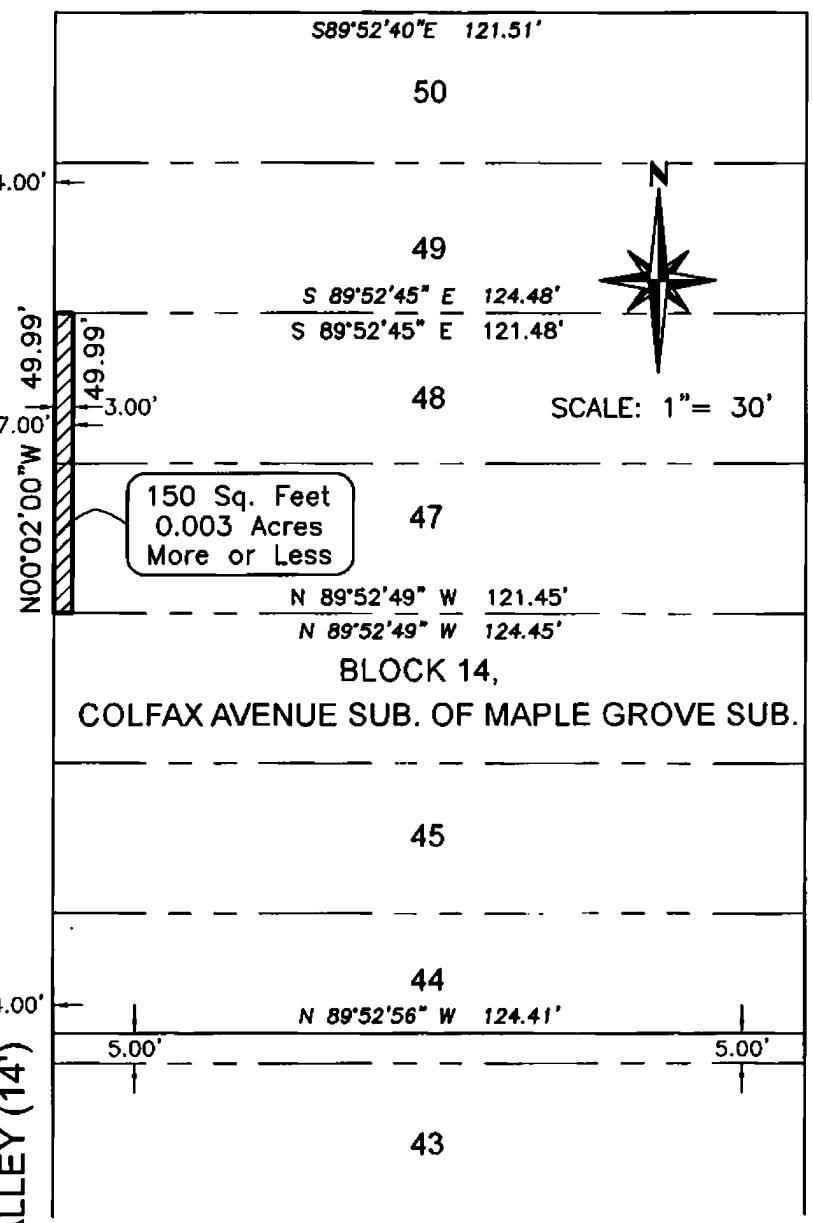
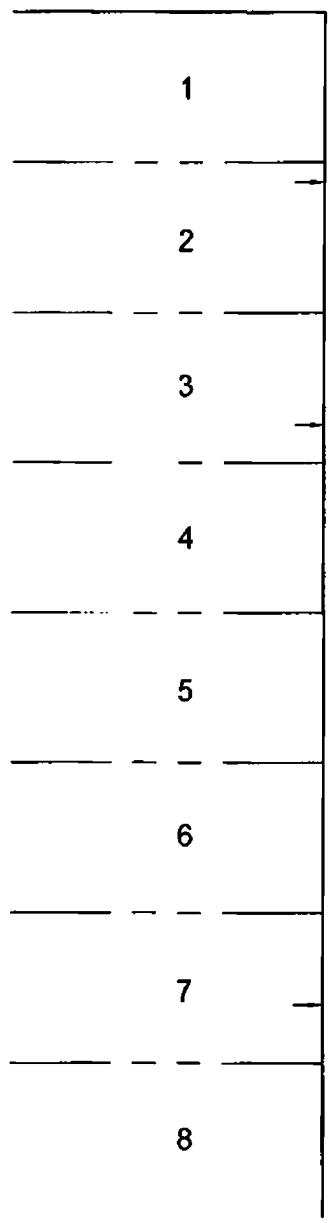
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Randy Fortuin, PLS 27263  
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2022-PROJMSTR 0000390-ROW-002

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SHEET 2 OF 2

## WEST 14TH AVENUE (80' ROW)



KNOX CT. (65' ROW)

SHEET 2 OF 2



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Oct. 04, 2023  
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For and on Behalf of CBM Surveys, Inc.

ADDRESS: 1383  
N. Knox Court  
Denver, Colorado  
DATE: Oct. 04, 2023  
DWG: 222790-DED.DWG